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mail

**THIS INSTRUMENT PREPARED BY:**

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***79,428.85.

Paul R. Burba
Affiant

Subscribed and sworn to before me this 11th day of January, 1994.

Notary Public

My Commission Expires: 1-23-94

08618
IDENTIF. & REFERENCE

94 JAN 19 AM 8:16

| Address New Owner: | Send Tax Bills to: | Map & Parcel Nos. |
|---|---|---|
| PAUL R. BURBA and wife,<br>JANET R. BURBA<br>2011 Riverwood Drive<br>Nashville, TN 37216 | NATIONSBANC MORTGAGE<br>CORPORATION<br>700 West Liberty Street<br>Louisville, KY 40201 | MAP 73-1<br>PARCEL 29 |

0736 01/19 0101 03CHECK 302.78

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of SEVENTY NINE THOUSAND FOUR HUNDRED TWENTY EIGHT AND 85/100 ($***79,428.85) DOLLARS,

(a) of which FIFTEEN THOUSAND FIVE HUNDRED and 00/100 ($***15,500.00) DOLLARS have been paid in cash by the hereinafter named Grantees, the receipt of which the Grantor hereby acknowledges, and

(b) for the balance of SIXTY THREE THOUSAND NINE HUNDRED TWENTY EIGHT AND 85/100 ($***63,928.85) DOLLARS, Grantees have this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $***69,286.00, payable to Citizens and Southern Mortgage Corporation and secured by Deed of Trust of record in Book 6715, page 620, Register's Office for Davidson County, Tennessee, the assumption of which note is hereby specifically agreed to as evidenced by the signatures of Grantees affixed to this instrument.

I, **DEBBIE C. CARROLL, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **PAUL R. BURBA and wife, JANET R. BURBA,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly part of Lots Nos. 10 and 11 on the Map of Country Club Estates of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northwesterly margin of Riverwood Drive, also known as Williams Ferry Road, at the corner of Lots Nos. 11 and 12; thence with the line between Lots Nos. 10 and 12, westwardly 179.0 feet to the common corner of Lots Nos. 6, 7, 10 and 12; thence with the line between Lots Nos. 7 and 10, southwardly 23.5 feet; thence southeastwardly 126.5 feet to the northwesterly margin of Riverwood Drive; thence with said road, northeastwardly 127.0 feet to the point of beginning.

BEING the same property conveyed to Richard Douglas Carroll and wife, Debbie C. Carroll, by deed from Susanne Murphey Loring of record in Book 6715, page 617, Register's Office for Davidson County, Tennessee; the said Richard Douglas Carroll and Debbie C. Carroll having since divorced. By Divorce Decree of record in Book 8815, page 75, said Register's Office, subject property was vested in Debbie C. Carroll.

This is improved property known as 2011 Riverwood Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantees.

2. Matters shown on the Plan of Country Club Estates, of record in Book 6715, page 617 Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of January, 1994.

Debbie C. Carroll
DEBBIE C. CARROLL

Paul R. Burba
PAUL R. BURBA - Grantee

Janet R. Burba
JANET R. BURBA - Grantee

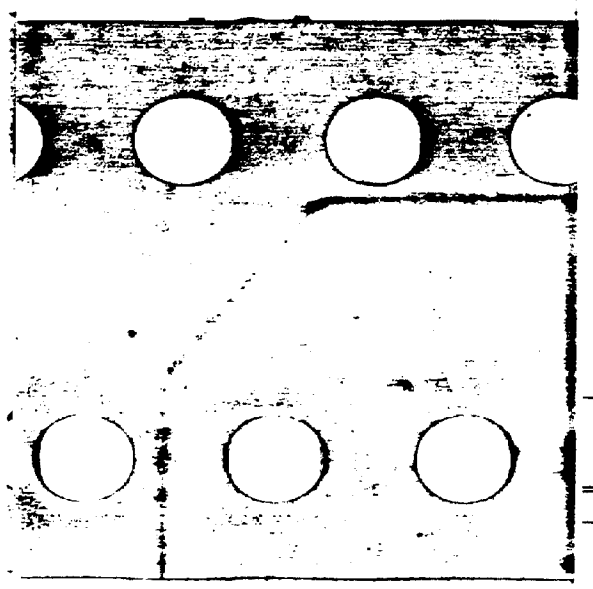
**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBBIE C. CARROLL, PAUL R. BURBA and JANET R. BURBA, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 1994.

Matthew N Watts
Notary Public

My Commission Expires:
1-23-94



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

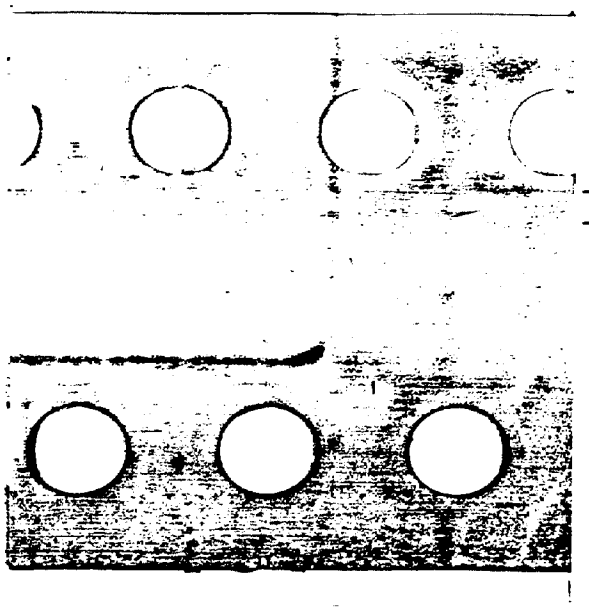
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FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|



CAMT 79428.85
CON TX 293.78
PRFEE 1.00
WDEED 8.00
TOTAL 302.78
BANK
CHECK 302.78

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

01/19/94 01 08:17 0001 0736

08618
IDENTIF. & REFERENCE

94 JAN 19 AM 8:17

No. 746711